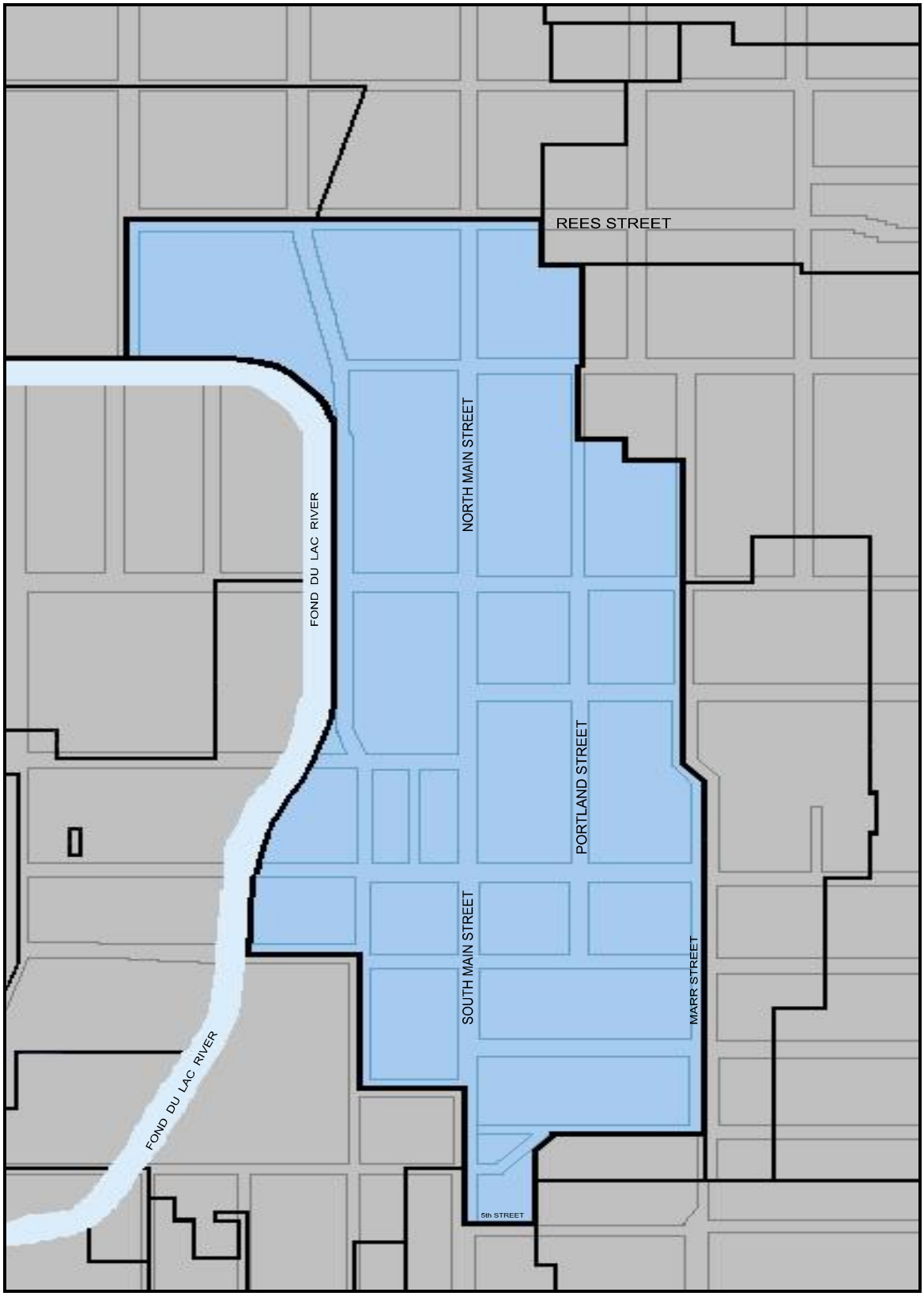DOWNTOWN DESIGN OVERLAY DISTRICT